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Shelby Cnty Judge of Probate, AL
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This Document Prepared by:
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Send Tax Notice To:

NORTH SHELBY COUNTY FIRE & EMERGENCY MEDICAL DISTRICT SERVICE FEES SALE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the property hereinafter described was duly assessed for North Shelby County Fire & Emergency Medical District service charges under the provisions of *'Section 62 of Act 62 of the 1977 First Special Session of the Alabama Legislature of the State of Alabama, as amended ("Act 62")'*; and

WHEREAS, the assessment aforesaid, upon said property hereinafter described, remained due and unpaid and delinquent as the date of the sale thereof, as hereinafter set forth; and

WHEREAS, at the time of this sale the said property according to the Shelby County Tax Assessor's records, is being assessed in the name of Sally L. Thompson; and

WHEREAS, by virtue of the authority vested in him by law, the President, Dodd Adair, of the Board of Trustees of the North Shelby County Fire & Emergency Medical District, or his designee, did on the 03rd day of December, 2009 at a sale begun and publicly held on said day, commencing at 1:00 o'clock P.M. in the after-noon and continuing within the legal hours of sale, offer for sale at the fire hall located at 4617 Valleydale Road - Birmingham, AL 35242, to the highest bidder for cash, the property hereinafter described, for the purpose of paying said assessment and the interest and all cost then due and remaining unpaid on said property, after having first given notice once a week for three consecutive weeks by publication in the Shelby County Reporter, a newspaper published and of general circulation in Shelby County, Alabama that the said President of the Board of Trustees and/or his designee, would sell said property at the aforesaid time and place for the aforesaid purpose to the highest bidder for cash; and

WHEREAS, at the time and place, North Shelby County Fire & Emergency Medical District, bid and offered to pay the sum of One-Thousand-Three-Hundred-Eight and 79/100ths (\$1,308.79) Dollars, in cash, for the hereinafter described property, which was the highest cash bid therefor. (The amount of said assessment was One-Thousand-Seventy-Three and 99/100ths (\$1,073.99) Dollars with the 2009-2010 fire service fees being an additional assessment in the amount of Two-Hundred-Thirty-Four and 80/100ths (\$234.80).

NOW, THEREFORE, the said President of the Board of Trustees, Dodd Adair, of the North Shelby County Fire & Emergency Medical District, or his designee, in his official capacity, and for and on behalf of the said North Shelby County Fire & Emergency Medical District, and for and in consideration of said sum to me as President of the Board of Trustees of the North Shelby County Fire & Emergency Medical District in hand paid by said purchaser, the receipt of which is hereby acknowledged, I hereby grant, convey, assign and quitclaim the interest of Sally L. Thompson, or the legal owner whose duty it was to pay said fire dues and all interest contemplated to be sold pursuant to Act 62 and Code of Alabama, 1975, as amended, §

11-88-80 to North Shelby County Fire & Emergency Medical District the following described real estate situated in Shelby County, Alabama, to-wit:

STREET ADDRESS: 101 Indian Trail

PID 10-8-28-0-001-037.003

LEGAL: A parcel of land containing 3.35 acres, more or less, located in the SW ¼ of Section 28, Township 19 South, Range 2 West; Shelby County, Alabama, described as follows:

Commence at the NW corner of the SW 1 / 4 of said Section 28;
Thence run south along the West Section line a distance of 1354.34 feet to the centerline of Alabama Highway #119; thence turn left 79 deg 09 min 30 sec a distance of 58.64 feet to the intersection of the Southeasterly ROW of said Highway and the Easterly ROW of Indian Trail; thence turn left 43 deg 00 min 33 sec along said Highway a distance of 242.40 feet to the POB; thence continue last course a distance of 251.70 feet; thence turn right 93 deg 12 min 36 sec a distance of 529.07 feet; thence turn right 62 deg 51 min 00 sec a distance of 277.64 feet; thence turn right 93 deg 12 min 36 sec a distance of 529.07 feet; thence turn right 62 deg 51 min 00 sec a distance of 277.64 feet; thence turn right 116 deg 46 min 11 sec a distance of 641.68 feet to the POB. There exist an easement across the South side of the above described parcel along the existing driveway.

Also, a parcel of land containing 5.05 acres in the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of said Quarter Section, thence run south along the West Section line 1354.34 feet to the centerline of Alabama Highway #119; thence turn left 79 deg 09 min 30 sec and run SE 58.64 feet to the intersection of the SE ROW of Highway #119 and the East ROW of Indian Trail; thence turn left 43 deg 00 min 33 sec and run NE 242.40 feet along said Highway #119 ROW; thence turn right 92 deg 49 min 47 sec and run SE 641.68 feet to POB; thence turn left 19 deg 15 min 04 sec and run SE 501.36 feet; thence turn left 75 deg 05 min 39 sec and run NE 105.14 feet to the Center of Cahaba Valley Creek; thence turn left 42 deg 39 min 46 sec and run NE 38.75 feet along said creek; thence turn right 33 deg 16 min 12 sec and run 71.30 along said creek; thence turn right 18 deg 00 min 07 sec and run NE 135.64 feet along said creek; thence turn left 37 deg 50 min 17 sec and run NE 78.12 feet along said creek; thence turn left 15 deg 09 min 42 sec and run NE 60.45 feet along said creek; thence turn left 96 deg 12 min 34 sec and run NW 200.74 feet; thence turn right 24 deg 35 min 00 sec and run NW 102.99 feet; thence turn right 39 deg 05 min 44 sec and run NW 366.23 feet; thence turn left 125 deg 30 min 13 sec and run SW 498.73 feet to the POB.

(If the above descriptions differ the legal description will be followed)

TO HAVE AND TO HOLD, unto said Grantee, North Shelby County Fire & Emergency Medical District, his successor and assigns, subject to, however, all rights of redemption, as provided by Alabama Law.

IN WITNESS WHEREOF, the President of the Board of Trustees, Dodd Adair, of the North Shelby County Fire & Emergency Medical District, have hereunto set his hand and official seal this the 10 day of December, 2009.

NORTH SHELBY COUNTY FIRE
& EMERGENCY MEDICAL DIST.

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A Public Corporation organized
Under the laws of the State of Ala.

By: *D. Adair*
Its President, Dodd Adair

State of Alabama
Jefferson County

I, the undersigned authority, in and for said County in said State, hereby certify that the President of the Board of Trustees, **Dodd Adair**, of the North Shelby County Fire & Emergency Medical District, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he in his official capacity as President and as Attorney in Fact for the Board of Trustees of the North Shelby County Fire & Emergency Medical District and with full authority, executed this instrument voluntarily on the day the same bears date as an official act as President and as attorney in fact of said public corporation.

Given under my hand and official seal this the 10 day of December, 2009..

Dianne B. Alexander
NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES:

Dianne B. Alexander
Notary - State at Large
My Commission Expires
May 7, 2011


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